

ONLINE US BANKRUPTCY AUCTION

Luxury Office Condominium

4755 Technology Way, Suites 1-201 & 1-202, Boca Raton, FL

In Re: Technology Way Holdings, LLC

Case No. 17-18574-MAM



Begins: October 24th @ 10 AM ET

Ends: October 25th @ 1 PM ET

Exclusively Presented By:



Fisher Auction Company and NAI Miami are pleased to present via Online US Bankruptcy Auction a 4,593± SF Luxury Office Condominium Suite in Boca Raton, Florida



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EXECUTIVE SUMMARY





OVERVIEW

Fisher Auction Company and NAI Miami are pleased to offer via Online US Bankruptcy Auction a Luxury Office Condominium in the Boca Executive Center in Boca Raton, Florida.

Property Highlights

- Luxury Corporate Office Suite completely furnished with High-End Furniture and Fixtures Included
- Prime Location with easy access to I-95, Yamato Road and Congress Avenue
- On-Site Tri-Rail Station (Tri-Rail Boca Raton Station) perfect for commute to Miami, Fort Lauderdale or Palm Beach
- Walking Distance to Starbucks, LA Fitness, Upscale Restaurants and Banks
- Hurricane Impact Glass Windows and Doors, Smart Technology Enabled and Cat 5 in place
- Luxurious Appointments Throughout
- Floor Plan includes 9 Offices, a Presidential Suite, En-Suite Bathrooms, Cubicle area, Kitchen, and Conference Room
- Within minutes to Boca Executive Airport

Disclaimer; the information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.



PROPERTY FEATURES

Suite

- Key pad access system
- Solid wood, 8'6" doors with glass side lights and high end hardware
- Finished ceiling height of 10'+ with crown molding
- Ceilings are metal trimmed, regular 2'x2' high end panels embedded in dry wall ceiling finishes
- Floors are marble and high end carpeting throughout suite
- Walls are dark cherry wood with inlaid fabric panels and painted drywall with wood trim
- Wood base is 6" cherry wood base
- Bathrooms are granite countertops with ceramic floor and high-end hardware
- Cameras on exterior and all common area interior spaces with remote access from smart phones or computers
- Impact glass windows and doors throughout entire complex
- Five (5) separate HVAC units. Individual HVAC controls for each office
- Fully fire sprinklered
- Cubicles are 7' x 8' with inset lighting above each unit

Conference Room

- Electronically controlled Roll down screen
- Electronically controlled drop down video projector
- VCR/DVD in cabinet
- 12 person conference table
- Guest sitting area for 4 in living room format
- Service kitchen in built in format with sink, cabinets and refrigerator

Kitchen

- Sink, refrigerator, dishwasher, microwave, refrigerator, upper/lower cabinets
- Bistro table and 3 chairs

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PROPERTY DETAILS

Address: 4755 Technology Way, Units 1-201, 1-202, Boca Raton, Florida 33143

Unit Area: 4,593± Square Feet

Building Size: 35,652± Square Feet

Year Built: 2008

Parking: 4.00/1,000 Square Feet

2018 Taxes: 19,671.00

2018 Tax Assessed Value: \$887,950.00

Folio: 06-43-47-07-13-001-2010 / 06-43-47-07-13-001-2020

Flood Zone: Zone X – Per Palm Beach County Flood Zone Map

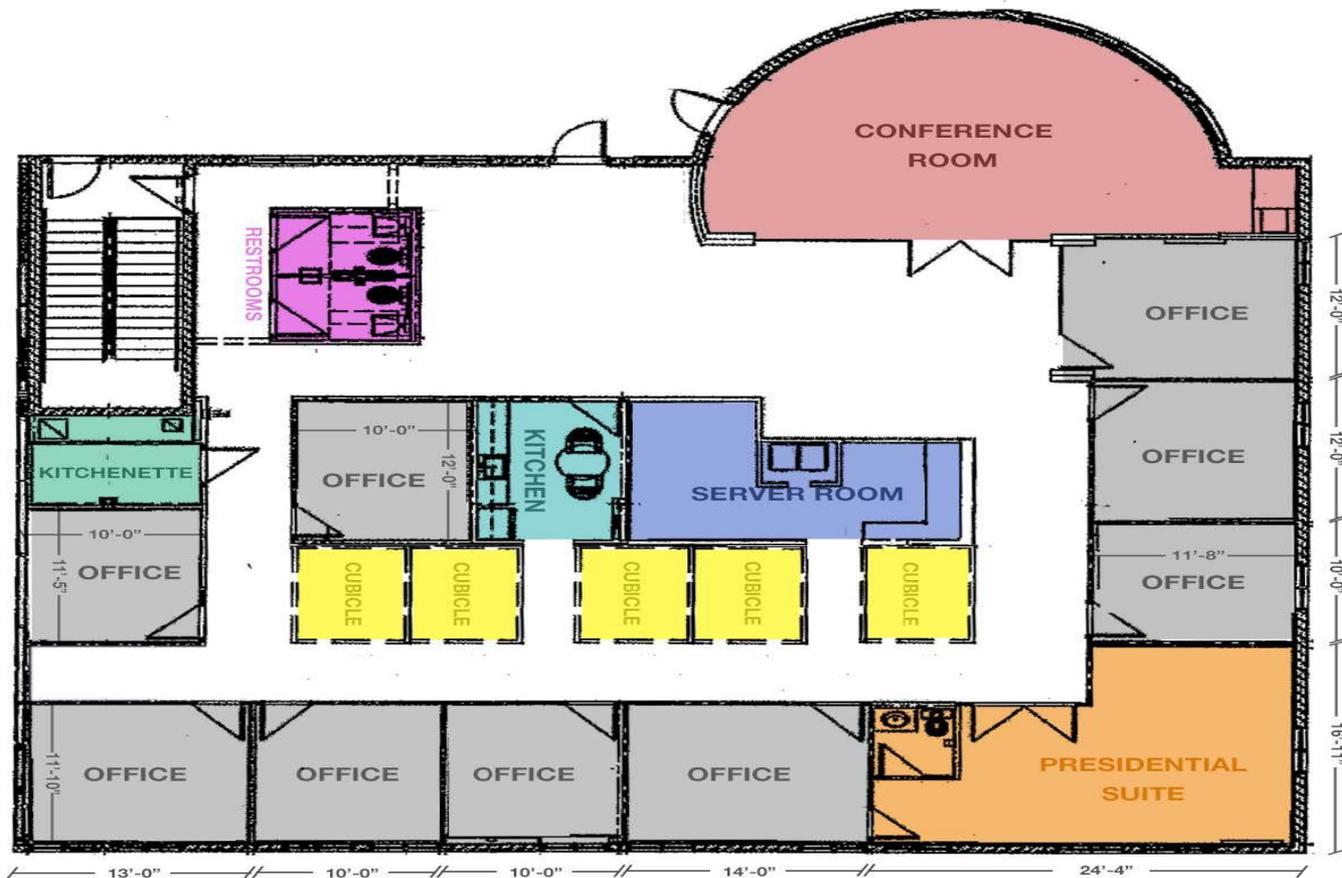
Association Fees: \$5,115 / Quarterly. Includes Water, Maintenance, Common Area

Directions / Access: Form I-95 Exit #48 – Yamato Road west to Technology Way. Turn left and proceed to address

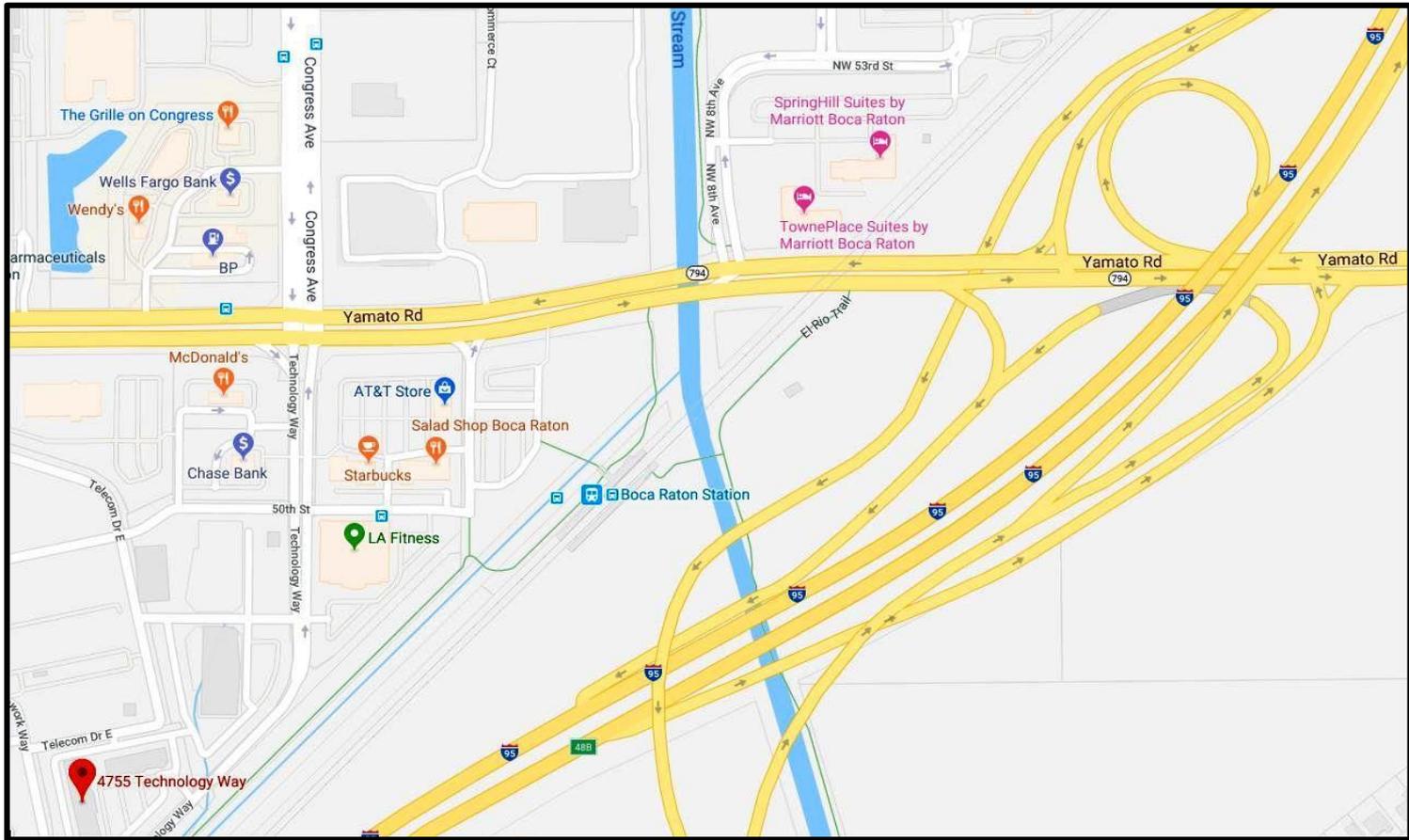
AUCTION DETAILS

Auction Method:	Minimum Bid: \$985,000 plus 7% Buyer's Premium
Auction Begins: Auction Ends:	Wednesday, October 24, 2018 @ 10:00 AM ET Thursday, October 25, 2018 @ 1:00 PM ET
Auction Location:	Online. Visit fisherauction.com for Online Bidding Registration
Qualifying Bidder Requirements:	Bidders must provide proof of having immediate access to cash funds in an amount not less than \$1,450,000.
Broker Participation:	2% of the Final Bid Price. Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form

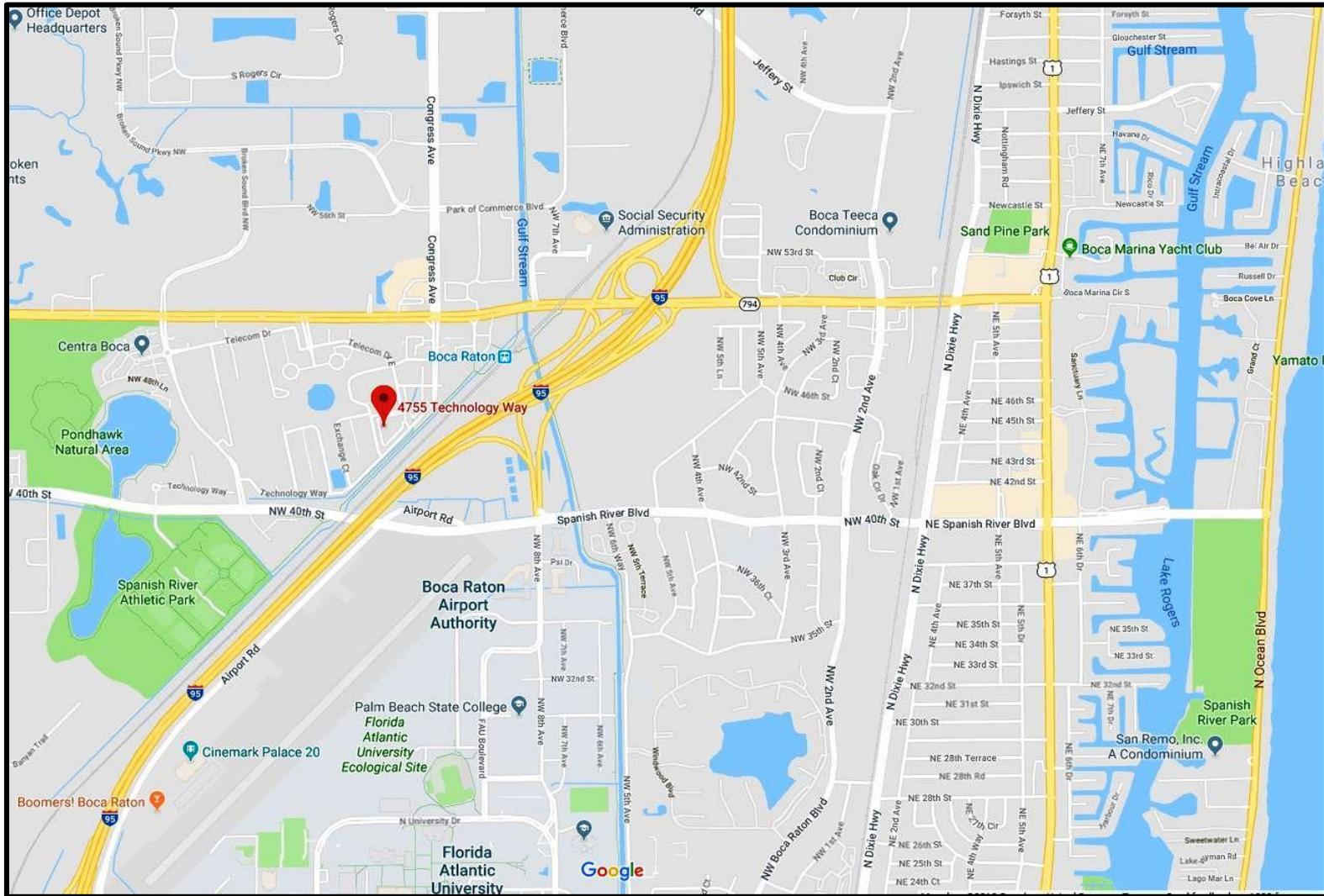
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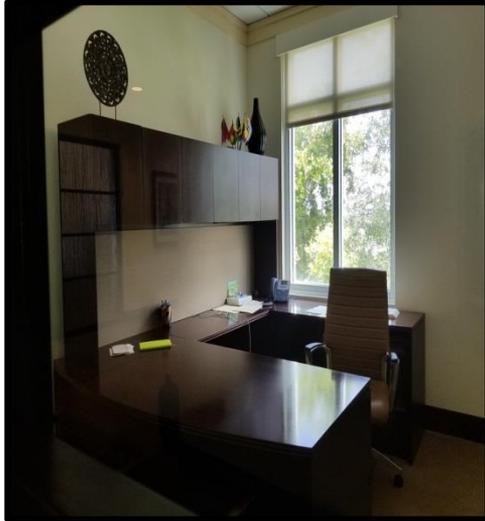


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Property Directions:
From I-95 Exit # 48 – Yamato Road west to
Technology Way. Turn left and proceed to address





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